

# **P&Z / BUILDING DEPARTMENT NOVEMBER 2017 MONTHLY REPORT**

## **P&Z COMMISSION MEETING NOVEMBER 28, 2017**

Present: Planning and Zoning Commissioners Sarah Murphy, Toby Spencer, Debi Renfroe, Derryll Anderson, John Reeves, and Ken Collins.

Staff members present: Director of Community Development Jahnee Prince, City Planner LaShawn Gardiner, Senior Planner Julie Brown and Administrative Assistant Geneva Walker.

1. Approval of Minutes from the August 29, 2017 meeting. [Motion to Approve – Collins, Second –Renfroe. Approved unanimously.](#)  
Approval of Minutes from the September 26, 2017 meeting. [Motion to Approve – Collins, Second –Anderson. Approved unanimously.](#)

### **OLD BUSINESS:**

2. The Shops at Fayetteville-314, 100 Highway 314, Parcel ID Number 0530 092, Rezoning request from C-2 (Community Commercial) to C-3 (Highway Commercial), Special Exception request to allow a building with a drive through window, several Variance request including reduction in the required foundation buffer, size of sidewalk, size of required landscape islands, distance between access points, and an increase in the maximum impervious surface area allowed from 60 % to 68 %. File # 17-028- Applicant requested to table. [Motion to table to December 19, 2017 meeting. –Renfroe, Second Anderson. Approved unanimously.](#)
3. J&R Clothing, Highway 54 West, Parcel ID Number 0522 046, Development Plans to construct a 22,000 square feet retail center. Variance request to reduce the required 45 feet highway buffer to 25 feet. File #17-017 [Motion to table to December 19, 2017 meeting. – Collins, Second Anderson. Approved unanimously.](#)
4. Lidl Grocery, 1307 Hwy 85 North, Parcel ID Number 0538 035, Development Plans to construct a 35,962 square feet grocery store. File # 07-029. Applicant requested to table. [Motion to table to December 19, 2017 meeting. –Anderson, Second Renfroe. Approved unanimously.](#)
5. The Overlook, 467 Veterans Parkway, Parcel ID Number 0535 009, Variance request to reduce the number of required parking spaces, reduce the required building setback and reduce the required landscape buffer. File # 17-013.01. Applicant requested to table. [Motion to table to December 19, 2017 meeting. –Collins, Second Anderson. Approved unanimously.](#)

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6. Downtown Hotel, 139 North Glynn Street, Parcel ID Number 052301100, Variance and Special Exception Request related to construction of a downtown hotel and removal of previous condition attached to June 27, 2017 Special Exception. File # 17-007.01.

Chair Murphy called for motions on the following:

Special Exception request from Section 94-165 (10) to allow a hotel with lobby, and removal of previous condition attached to June 27, 2017 Special Exception.. - Motion to approve to allow a hotel with lobby, with the condition that the private road be constructed with the same materials and thickness as a street so that it could be converted to a street at a future date. –Collins, Second Reeves. Approved unanimously.

Variance #1 Variance request from Section 42-72(a) to decrease the perimeter landscaping from the required ten feet to five feet around all sides of the property and to eliminate it entirely along the edges of the property adjacent to the new Lafayette Avenue Extension right of way. Motion to Deny – Collins, Second Anderson. Vote: For - Collins, Anderson, Renfroe. Opposed – Reeves, Spencer. Motion Carried – 3-0-2

Variance #2 Variance request from Section 94-483 (10) of the City of Fayetteville Zoning Ordinance to reduce the number of required parking spaces from one space for each guest bedroom plus one space for each two employees on the largest shift, to one space per guest room only. Motion to Deny – Renfroe, Second Anderson. Vote: For - Renfroe, Anderson. Opposed – Reeves, Collins, Spencer. Motion Failed – 2-0-3

Chair Murphy called for second motion. – Motion to Approve – Spencer, Second Collins. Vote: For - Spencer, Collins, Reeves. Opposed – Renfroe, Anderson. Motion Carried - 3-0-2

Variance #3 Variance request from Section 42-72(b) to reduce the required eight feet foundation buffer to three feet on the north and south sides of the building and to zero feet on the east side. Motion to Deny – Collins, Second Anderson. Vote: For - Collins, Anderson, Renfroe. Opposed – Reeves, Spencer. Motion Carried – 3-0-2

Variance #4 Variance request from Section 94-227 to increase the allowed impervious surface from 75% to 85%. Motion to Deny – Renfroe, Second Collins. Vote: For - Renfroe, Collins, Anderson. Opposed – Reeves, Spencer. Motion Carried – 3-0-2

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### **NEW BUSINESS:**

7. Gonzalez Auto Enterprises, 225 Industrial Way, Parcel ID Number 0524 147, Special Exception request to allow auto sales in M-1 zoning. File # 17-036 [Motion to approve with condition that applicant add striped handicap parking space and signage.](#) –Renfroe, Second Collins. Approved unanimously.

8. Broadway Diner, 705 West Lanier Avenue, Parcel ID Number 052307013, Development Plans to construct a 7,477 square feet restaurant. File # 17-037 [Motion to table to December 19, 2017 meeting](#) –Collins, Second Anderson. Approved unanimously.

9. Del Taco, New Development at Banks Station, Parcel ID Number 0531 122, Special Exception and Variance Request to allow a facility with drive through window. File # 17-038

[Chair Murphy called for motions on the following:](#)

[Special Exception request from Section 94-167 \(5\) to allow a restaurant with drive through.](#)  
[- Motion to approve – Collins, Second Anderson. Approved unanimously.](#)

[Variance #1 Variance request from Section 94-483 to reduce the minimum number of off-street parking spaces required from 32 to 29.](#) [Motion to Approve– Anderson, Second Renfroe.](#) Approved unanimously.

[Variance #2 Variance request from Section 42-72 \(b\) to reduce the required 8 feet foundation buffer to 0 feet on the south side of building.](#) [Motion to Table until site development plans are submitted.](#) – Collins, Second Renfroe. Approved unanimously.

10. Goodwill of North Georgia, 1415 Highway 85 North, Parcel ID Number 0538 024, Storage Trailer Permit. Permit Number PST17-009 [Motion to Approve – Collins, Second Anderson.](#) Approved unanimously.

11. Heartis Senior Living – 936 W. Lanier Avenue, Parcel ID Number 0522 041, Revised Site Development Plan addition of laundry room, File #16-002 [Motion to Approve with condition that the applicant receive plan approval from the state fire marshal.](#) – Collins, Second Anderson. Approved unanimously

### **WORK SESSION ITEMS:**

12. Azalea Estates of Fayetteville – 105 Autumn Glen Circle – Parcel ID Number 0524 156, Development Plan for two additions to existing structures, File #17-039- [Ms. Prince reported on the receipt of development plans for two additions to existing structures.](#) The Planning &

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Zoning Commission was given the opportunity to ask questions of the applicant and render comments.

13. Pinewood Atlanta Studios Media Park – 563 Sandy Creek Road – Parcel ID Number 0706 019, Annexation and Rezoning from R70 (Single Family Residential) to PCD (Planned Community Development) for development of second media park, File # 17-040. [Ms. Brown reported on an Annexation and rezoning request for 24 acres from R70 \(Single Family Residential\) to PCD \(Planned Community Development\) for development of second media park.](#)

14. Burch Road Annexation – Hwy 54 W. and Burch Rd.- Parcel ID Numbers 0522 010, 0522 043, 0522 044, Annexation and Rezoning from R40 (Single Family Residential) to O&I (Office and Institutional) for construction of a two-story commercial office building with approximately 25,000 square feet to be built in two phases, File # 17-041. [Mrs. Gardiner reported on an Annexation and rezoning request for 2.83 acres from R40 \(Single Family Residential\) to O&I \(Office and Institutional\) for construction of a two-story commercial office building with approximately 25,000 square feet to be built in two phases.](#)

### **STAFF REPORTS:**

Reminder of December 19, 2017 called meeting.

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### **ART & ARCHITECTURAL ADVISORY COMMITTEE ACTIVITY NOVEMBER 2017**

### **NO ACTIVITY FOR THE MONTH OF NOVEMBER**

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	RETAIL	INDUSTRIAL	OFFICE
4thQ 2016	6.50%	5.00%	10.04%
1st Q 2017	6.50%	7.00%	9.70%
2nd Q 2017	5.92%	7.00%	9.32%
3rd Q 2017	5.77%	7.00%	8.73%

Overall Vacancy Rate = 6.64%

Projects Reviewed by the Planning and Zoning Commission			
Project Type	November 2017	2017 YTD Total	2016 YTD Total
Annexation and Rezoning	0	2	2
Rezoning	0	4	6
Preliminary Plat	0	1	3
Site Development Plan	2	6	12
Elevation Plan	0	8	3
Variance	3	6	5
Special Exception	2	8	5
Amendment to the Zoning Ordinance	0	0	4
Amendments to other ordinances or Bylaws	1	4	2
Comprehensive Plan Text or Future Land Use Map Update	0	1	1
<b>Totals</b>	<b>8</b>	<b>40</b>	<b>43</b>

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## BUILDING PERMIT ACTIVITY REPORT NOVEMBER 2017

FEES COLLECTED				
		THIS MONTH	YEAR TO DATE 2017	YEAR TO DATE 2016
78	Permits/Inspection Fees	\$16,617.53	\$226,366.16	\$372,102.54
1	Impact Fees	\$1,623.72	\$107,222.32	\$502,572.10
79	<b>TOTALS</b>	<b>\$18,241.25</b>	<b>\$333,588.48</b>	<b>\$874,674.64</b>

NEW RESIDENTIAL ACTIVITY			
	November-2017	YEAR TO DATE 2017	YEAR TO DATE 2016
New Single Family Permits Issued	5	57	47
Single Family CO's Issued	2	23	37

## FORECLOSURE STATISTICS

2011		
	Total	Avg
Listed	315	26.3
Actual	109	9.08

2012		
	Total	Avg
Listed	233	19.4
Actual	74	6.17

2013		
	Total	Avg
Listed	149	12.4
Actual	48	4

2014		
	Total	Avg
Listed	70	5.83
Actual	33	2.75

2015		
	Total	Avg
Listed	77	6.42
Actual	40	3.33

2016		
	Total	Avg
Listed	29	2.42
Actual	7	0.58

CITY OF FAYETTEVILLE FORECLOSURE 2017														
	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total	Avg.
Listed	2	6	2	0	2	2	0	3	1	2	3		23	2.09
Actual	3	0	0	2	3	1	1	0	0	0	0		10	0.91

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**SUBDIVISION LOTS PERMIT STATUS 2000 - 11/30/2017**

SUBDIVISION	DATE OF PLAT APPROVAL	NUMBER OF LOTS APPROVED	NUMBER OF LOTS PERMITTED	NUMBER OF LOTS LEFT
Stonebriar West Phase II	March 1998	45	37	8
The Villages at Lafayette	January 2002	173	110	63
Sheffield Estates	September 2002	92	92	0
Bates Avenue Tract	January 2003	19	19	0
Farrer Woods	June 2003	51	43	8
Legends at Redwine	July 2003	35	35	0
Sutherland Farms	November 2003	46	46	0
Clifton Lakes	December 2003	30	29	1
Heaton Lakes	February 2004	31	31	0
Summit Point	March 2004	50	50	0
Bellemeade	May 2004	88	88	0
Brookview Estates	July 2004	38	38	0
Sparrows Cove	November 2004	18	18	0
Emory Springs	November 2004	71	71	0
Dickson Springs	August 2005	49	48	1
Pye Lake Estates	October 2005	12	12	0
Grove Park	March 2006	60	60	0
Logan Park	May 2006	48	48	0
Pinewood Forrest PH1B U1	March 2017	43	32	11
Oakleigh Manor	October 2016	77	22	55
<b>TOTAL</b>	<b>TOTALS</b>	<b>1076</b>	<b>929</b>	<b>147</b>

1 Single family permit issued in Farrer Woods

2 Single family permits issued in Pinewood Forrest Phase 1 B Unit 1

1 Single family permit issued in Oakleigh Manor